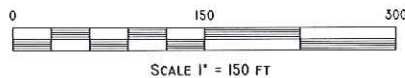


PLAT OF SURVEY

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 31, TOWN 12 NORTH, RANGE 5 WEST  
TOWN OF STERLING, VERNON COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE SOUTHWEST QUARTER OF  
SECTION 31, T12N, R5W BEARING N. 00°27'20" W.  
AS DERIVED FROM THE WISCONSIN COUNTY  
COORDINATE SYSTEM (WCCS, VERNON  
COUNTY, MAD 83 (1997) ADJUSTMENT.



- LEGEND**
- PUBLIC LAND CORNER MONUMENT  
(SEE COUNTY RECORDS)
  - DENOTES 3/4" X 24" SOLID ROUND IRON ROD,  
MIN. WT. 1.50 LBS./FT. SET
  - DENOTES 3/4" IRON ROD RECOVERED
  - WHEN DIFFERENT, RECORDED BEARINGS AND  
DISTANCES ARE SHOWN IN PARENTHESES
  - EXISTING FENCELINE
  - TRAVELLED WAY

COURSE TABLE

"A"	N 89°51'18" E	123.30'
"B"	S 00°06'10" E	8.25'
"C"	N 89°51'18" E	33.00'
"D"	N 00°06'10" W	41.27'
"E"	S 00°06'10" E	33.00'

PREPARED FOR:

RODNEY & ROSE MARKS  
S7505 MARKS AVENUE  
DESOTO, WI 54624

PARCEL "B"

9.40 Ac. +/- ( 409,379 S.F. +/- )  
LESS RIGHT-OF-WAY  
8.21 Ac. +/- ( 357,640 S.F. +/- )

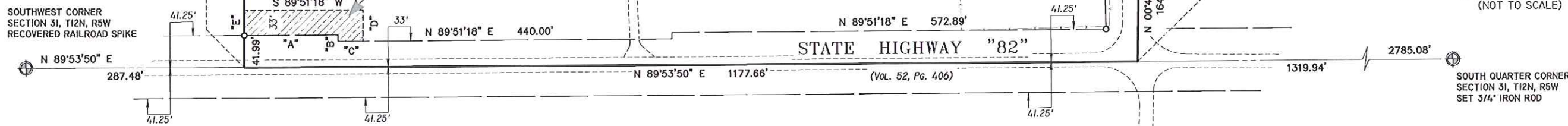
PARCEL "A"

10.60 Ac. +/- ( 461,995 S.F. +/- )  
LESS RIGHT-OF-WAY  
9.81 Ac. +/- ( 427,235 S.F. +/- )

UNPLATTED LANDS  
(Vol. 514 Pg. 81)

UNPLATTED LANDS  
(Vol. 514 Pg. 81)

SOUTHWEST CORNER  
SECTION 31, T12N, R5W  
RECOVERED RAILROAD SPIKE

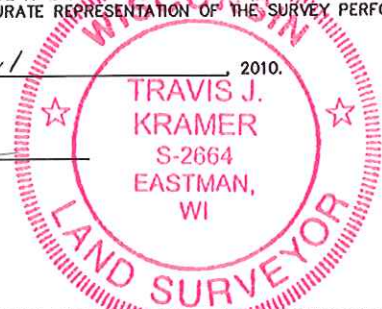


SURVEYOR'S CERTIFICATE

I, TRAVIS J. KRAMER, REGISTERED LAND SURVEYOR S-2664, DO HEREBY CERTIFY THAT I HAVE  
SURVEYED, MAPPED AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE  
PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND UNDER THE DIRECTION OF RODNEY &  
ROSE MARKS AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO  
THE BEST OF MY KNOWLEDGE & BELIEF.

DATED THIS 16<sup>TH</sup> DAY OF April, 2010.

TRAVIS J. KRAMER  
REGISTERED LAND SURVEYOR, S - 2664

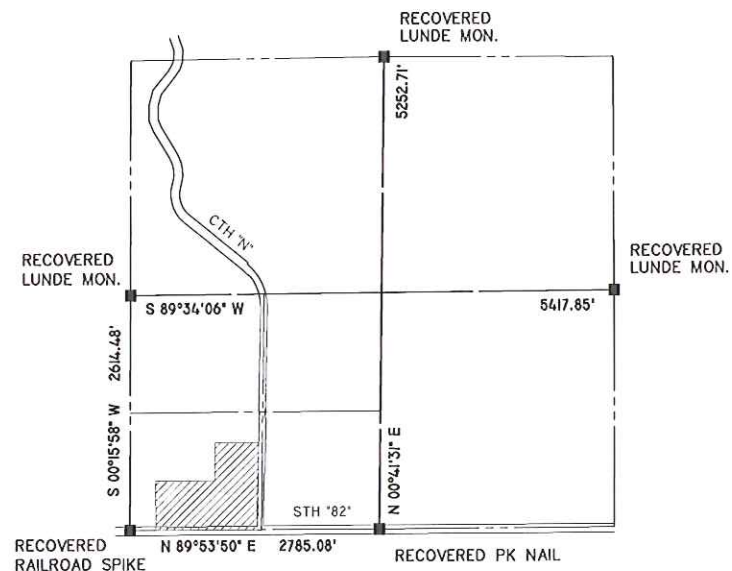


SURVEYOR'S NOTES:

- NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN PERFORMED FOR EASEMENTS OF RECORD,  
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A  
CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
- EXISTING HIGHWAY RIGHT-OF-WAY FOR STATE HIGHWAY "82" IS BASED ON THE CENTERLINE OF THE  
EXISTING TRAVELLED WAY, FOUND MONUMENTATION AND PLANS ON RECORD FOR THE STATE OF  
WISCONSIN HIGHWAY COMMISSION PROJECT No. 5353.
- EXISTING HIGHWAY RIGHT-OF-WAY FOR COUNTY HIGHWAY "N" IS BASED ON THE CENTERLINE OF THE  
EXISTING TRAVELLED WAY, FOUND MONUMENTATION AND PLANS ON RECORD FOR THE VERNON COUNTY  
HIGHWAY COMMISSION PROJECT No. 6807.

CURVE TABLE

NO.	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C 1	01°48'44"	121.86'	3,853.00'	N 00°48'09" W	121.85'
C 2	01°07'18"	75.44'	3,853.00'	N 00°39'52" E	75.44'



SECTION 31, T. 12 N., R. 5 W.  
SECTION SUMMARY  
(NOT TO SCALE)

SOUTH QUARTER CORNER  
SECTION 31, T12N, R5W  
SET 3/4" IRON ROD

**LEGAL DESCRIPTION – PARCEL “A”**

A Parcel of Land Located in the Southwest 1/4 of the Southwest 1/4 of Section 31, Town 12 North, Range 5 West, Town of Sterling, Vernon County, Wisconsin more particularly described as follows:

Commencing at the Southwest 1/4 of Section 31, Town 12 North, Range 5 West, thence proceeding S 89°53'50" W, 1319.94 feet along the South line of the Southwest 1/4 of said Section 31 to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 31;

Thence N 00°46'37" E, 164.82 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 31 to the point of beginning;

Thence continuing N 00°46'37" E, 808.23 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 31;

Thence S 89°53'50" W, 526.46 feet;

Thence S 00°15'58" W, 425.85 feet;

Thence N 89°44'02" W, 100.76 feet;

Thence S 00°26'42" W, 385.14 feet;

Thence N 89°41'44" E, 621.23 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 31 and the point of beginning.

The above described parcel contains 10.60 acres, more or less, together with all appurtenant rights, title and interests.

**LEGAL DESCRIPTION – PARCEL “B”**

A Parcel of Land Located in the Southwest 1/4 of the Southwest 1/4 of Section 31, Town 12 North, Range 5 West, Town of Sterling, Vernon County, Wisconsin more particularly described as follows:

Commencing at the Southwest Corner of Section 31, Town 12 North, Range 5 West, thence proceeding N 89°53'50" E, 287.48 feet along the South line of the Southwest 1/4 of said Section 31 to the point of beginning;

Thence continuing N 89°53'50" E, 1177.66 feet along the South line of the Southwest 1/4 of said Section 31 to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 31;

Thence N 00°46'37" E, 164.82 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 31;

Thence S 89°41'44" W, 621.23 feet;

Thence N 00°26'42" E, 385.14 feet;

Thence N 89°44'02" W, 562.65 feet;

Thence S 00°06'10" E, 551.36 feet to the South line of the Southwest 1/4 of said Section 31 and the point of beginning.

The above described parcel contains 9.40 acres, more or less, together with all appurtenant rights, title and interests.

**LEGAL DESCRIPTION – ACCESS EASEMENT**

An Access Easement located in the Southwest 1/4 of the Southwest 1/4 of Section 31, Town 12 North, Range 5 West, Town of Sterling, Vernon County, Wisconsin more particularly described as follows:

Commencing at the Southwest Corner of Section 31, Town 12 North, Range 5 West;

Thence proceeding N 89°53'50" E, 287.48 feet along the South line of the Southwest 1/4 of said Section 31;

Thence N 00°06'10" W, 41.99 feet to the Northerly right-of-way line for State Highway "82" and the point of beginning for this description;

Thence N 89°51'18" E, 123.30 feet along the Northerly right-of-way line for State Highway "82";

Thence S 00°06'10" E, 8.25 feet along the Northerly right-of-way line for State Highway "82";

Thence N 89°51'18" E, 33.00 feet along the Northerly right-of-way line for State Highway "82";

Thence N 00°06'10" W, 41.27 feet;

Thence S 89°51'18" W, 156.29 feet;

Thence S 00°06'10" E, 33.00 feet to the Northerly right-of-way line for State Highway "82" and the point of beginning.

Said access easement contains 0.12 acres of land.